

Paragon Commercial Business Opportunity Listing Input Form

*Blue Items are Required. (#) denotes Maximum # of Items that can be checked)
***Will populate the Mandated Remarks Field automatically

*Agent ID: Listing Agent # Agent Name Agent 2 ID: 2nd Listing Agent ID# *Office ID: Listing Office # Office Name

*List Date *Expiration Date *High List Price *** Variable Range Listing *Low List Price *Assessors Parcel #

*House Number # *Street Name Post Direction *City (Auto Fill from Tax Record) *County *Zip Code

*State *Country Map Code: Thomas Bros Page Column Row

*Business Name

*Have

*CBB% Compensation to Buyers Broker % *CBB\$ Compensation to Buyers Broker \$ *CVR Variable Commission (Y/N)

Listing Service: *Entry Only: (Y/N) *Limited Service: (Y/N) *Short Sale: (Y/N)

- *Listing Type:(1)
EA Exclusive Agency (A)
ER Exclusive Right (R)
EX Exclusive Right w/ Exception (X)
O Open Listing (O)
P Probate (P)

Present Loan *Down Payment *Gross Equity Gross Annual Sales

*VOW - Virtual Office Website
Yes
No

*Internet Syndication
Yes
No

*IDX
Yes
No

*Address On The Internet
1 Full Address (House Number and Street Name)
2 Partial Address (Street Name Only)
3 No Address

*AUTO VALUATION MODEL
Yes
No

*REALTOR.com
Yes
No

*Allow Comments/Review
Yes
No

LEASE

Lease Type _____

Lease Expires _____

Lease Deposit (\$) _____

Lease Percent (%) _____

Lease Option (Y/N) _____

Lease Sq.Ft. _____

Lease Price/SqFt _____

Monthly Rent Total _____

ASSETS

Assets Cash (\$) _____

Assets Inventory (\$) _____

Accounts Receivable (\$) _____

Assets Equipment (\$) _____

Assets Leasehold Imp. _____

Assets Real Estate _____

Assets Other _____

Assets Total _____

LIABILITIES

Accounts Payable (\$) _____

Accrued Expense (\$) _____

Long Term Liability (\$) _____

Total Liability (\$) _____

Retained Earnings _____

Source of Square Feet:

- APPRSL Appraisal
- ASSESSR Assessor Record
- BLDRBRO Builders Brochure
- ORMKS Other/Remarks
- OWNR Owner
- PLANS Plans
- PUBREC Public Records

EMPLOYEES

of Employees _____

Full Time Employees _____

Part Time Employees _____

Owner Works (Hrs/Days) _____

Owner Train Employees (Y?N) _____

How Long Established (Y/M) _____

Est w/Present Owner _____

Price Includes Goodwill (Y/N) _____ Price Includes Equipment _____

Price Includes Inventory (Y/N) _____ Price Includes Lease Value (Y/N) _____ Price Includes Real Estate (Y/N) _____

Price Includes License (Y/N) _____ Price Includes CNTC _____ Price Includes MCA _____

Price Includes Other Desc _____ Price Includes Other Value _____ Price Includes Total \$ _____

Equipment Description: _____

Fixtures: _____ Parking (Free Form) _____

Zoning: _____ Show:Phone: _____

Flood Zone:

- UNKHZD Hazard Unknown
- KNWNHZ Known Hazard
- ORMKS Other Remarks

Geological Hazard Zone:

- UNKHZD Hazard Unknown
- KNWNHZ Known Hazard
- ORMKS Other Remarks

***Lot Size: (1)**

- 1).25- .25 Acres or Less
- 2).25-.50 .25 through .50 Acres
- 3).5 - .75 .5 through .75 Acres
- 4).75 - 1.5 .75 through 1.5 Acres

- 5)1.5 - 2.5 1.5 through 2.5 Acres
- 6).2.5-5.0 2.5 through 5.0 Acres
- 7)5.0-10. 5.0 through 10 Acres
- 8)10-20 10 Through 20 Acres
- 9)20+ Above 20 AC/See Rmks

ANNUAL INCOME STATEMENT:

Fiscal Year From _____ to _____

Actual:

Actual Gross Sales (\$)

Actual Cost of Sales (\$)

Actual Gross Profit (\$)

Actual Total Expenses (\$)

Actual Net Income (\$)

Actual Owner Salary (\$)

Actual Manager Salary (\$)

Actual Interest (\$)

Actual Depreciation (\$)

Actual Taxes Expense(\$)

Actual Adj.Net Income (\$)

Projected:

Projected Gross Sales (\$)

Projected Cost of Sales (\$)

Projected Gross Profit (\$)

Projected Total Expenses(\$)

Projected Net Income (\$)

Projected Owner Salary (\$)

Projected Manager Salary (\$)

Projected Interest(\$)

Projected Depreciation (\$)

Projected Taxes Expense (\$)

Projected Adj Net Income(\$)

EXPENSES:

Actual:

Actual Rent Expense (\$)

Actual Utilities Expense (\$)

Actual Expense Ins/Adv (\$)

Actual Accounting Exp. (\$)

Actual Supplies Expense (\$)

Actual Phone Expense (\$)

Actual License Expense (\$)

Actual Equip.Rental Expnse(\$)

Actual Repairs Expense (\$)

Actual Payroll Expense (\$)

Actual Payroll Tax(\$)

Actual Other Expense (\$)

Actual Annual Expense(\$)

Projected:

Projected Rent Expense(\$)

Projected Utilities Expense (\$)

Projected Expense Ins/Adv(\$)

Proj. Accounting Expense(\$)

Projected SuppliesExpense(\$)

Projected Phone Expense (\$)

Projected License Expns(\$)

Proj. Equipment Expense(\$)

Projected Repair Expense (\$)

Projected Payroll Expense(\$)

Projected Payroll Tax(\$)

Projected Other Expense(\$)

Projected Annual Expense(\$)

FEATURES

AA - Business Type Features:

- AA1 Auto Sales/Service
- AA2 Business Service
- AA3 Food Service
- AA4 Franchise
- AA5 Heavy Indstrl Mfg
- AA6 Historical
- AA7 Industrial Warehouse
- AA8 Light Indstrl Mfg
- AA9 Medical
- AA10 Office
- AA11 Restaurant
- AA12 Retail
- AA13 Transportation
- AA14 Utility
- AA15 Wholesale
- AA16 Other

AB - Existing Financing:

- AB1 AITD
- AB2 ARM
- AB3 Clear
- AB4 Conventional
- AB5 CVET
- AB6 FHA
- AB7 Fixed Rate
- AB8 GPM
- AB9 Land Contract
- AB10 Private
- AB11 VA
- AB12 Other Remarks

AC - Financial Info Source:

- AC1 Accountant
- AC2 Limited Info
- AC3 Owner
- AC4 Tax Return
- AC5 Other/Remarks

AD - Heating Features:

- AD1 Baseboard
- AD2 Central Forced Air Elec
- AD3 Central Forced Air Gas
- AD4 Floor Furnance
- AD5 Heat Pump
- AD6 Radiant
- AD7 Wall
- AD8 Other/Remarks

AE - Location Features:

- AE1 Business Park
- AE2 Corner
- AE3 Free Standing
- AE4 Industrial Park
- AE5 Neighborhood Shopping Cntr
- AE6 Regional Shopping Center
- AE7 Strip Center
- AE8 Other Remarks

AF - Parking Features:

- AF1 Metered
- AF2 On Site
- AF3 Private
- AF4 Public
- AF5 Street
- AF6 Underground
- AF7 Other/Remarks

AG - Sales Includes:

- AG1 Building
- AG2 Equipment
- AG3 Inventory
- AG4 Land
- AG5 Leases
- AG6 Licenses/Permits
- AG7 Other/Remarks

*AH - Sales Restrictions (3)

- AH1 Call Agent
- AH2 Court Approval Required
- AH3 Deed Restricted Program
- AH4 Estate
- AH5 HAP (Homeowners Assistant Program)
- AH6 HUD
- AH7 Need Short Sale- No Lender Knowledge
- AH8 NOD Filed/Foreclosure Pending
- AH9 Pre SS Pkg submitted to lender(s), ready to consider offers
- AH10 Probate Subject to Overbid
- AH11 REO
- AH12 Short Sale Approved
- AH13 None Known
- AH14 Other Remarks

AI - Showing Features:

- AI1 Appt with Listing Office
- AI2 Appt with Occupant
- AI3 Call First
- AI4 Call Listing Office
- AI5 Gate Pass
- AI6 Key In L/O
- AI7 With Accepted Offer
- AI8 Remarks

AJ- Terms Features:

- AJ1 Assumable
- AJ2 Cal Vet
- AJ3 Cash
- AJ4 Conventional
- AJ5 Exchange
- AJ6 FHA
- AJ7 Land Contract
- AJ8 Lease Option
- AJ9 Seller May Carry
- AJ10 Shared Equity
- AJ11 VA
- AJ12 Other/Remarks

Remarks

REMARKS:
510 Characters

Information is published on the Internet, IDX Sites and/or given to clients - please refer to the attributes of the property in this space.

Confidential REMARKS:
510 Characters

Directions:
128 Characters

Advertising REMARKS:
510 Characters

Information is published on sites using ListHub to syndicate.

Supplemental Remarks Field
4000 Characters (Use separate sheet to supply supplemental remarks)

Remarks (continued)

*Sentrilock Box

Lockbox ID: _____

- Yes
- No

Virtual Tour Link _____

Nonbranded link

Virtual Tour Link 2 _____

Nonbranded link

3D_URL _____

Nonbranded link

***Mandated Remarks:

100 Characters - System To Auto-Populate Based On MLS Rules and Regulations

***Mandated Remarks - (1) (R)

- FRR First Right of Refusal * (C)
- NK None Known
- ACTA Offer accepted contingent on Court approval (c)
- ASHR Offer accepted pending lender approval of Short Sale (C)
- LSEO Offer accepted with Lease Option (P)
- OREO Offer(s) submitted awaiting REO approval(C)
- OSSA Offer(s) submitted awaiting Short Sale approval (C)
- OANS Offer accepted pending lender approval of short sale, no further showings (P)

***Mandated Remarks - required only when applicable.

- *Offer accepted with ___ hour first right of refusal (C)

(C) denotes that listings that have this item selected will be moved to a Contingent Status

(P) denotes that listings that have this item selected will be moved to a Pending Status

This Information relative to this property is supplied for publication by the owner(s) according to owner's best information and belief and I/We agree the above information is true and correct to the best of my knowledge and belief and authorize agent to submit the above information for publication in the CRMLS, Inc MLS. IT IS HEREIN NOTED THAT CRMLS, INC MLS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED ABOVE.

Owner Signature: _____ (Optional) Date: _____

Owner Signature: _____ Date: _____
(Optional)

Broker certifies that a valid contract for the above property is on file in his/her office.

Broker Signature: _____ Date: _____

Authorized Signature (MLS Participant/Subscriber) _____ Date: _____

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